



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

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December 8, 2009

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
COUNTY DATA CENTER PROJECT
APPROVE REVISED PROJECT BUDGET
AWARD SUPPLEMENTAL AGREEMENT
SPECS. 5499; C.P. 77416
(FOURTH DISTRICT) (3 VOTES)**

SUBJECT

These actions will allow the Director of Public Works to execute a supplemental agreement with Arthur M. Gensler and Associates, Inc. (Gensler) to validate and confirm the current program and equipment requirements and provide design services to incorporate the Department of Health Services (DHS), the Department of Mental Health (DMH), and the Department of Public Health (DPH) into the County Data Center Project.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve the revised total project budget of \$110,000,000 for the County Data Center Project.
2. Authorize the Director of Public Works to execute a supplemental agreement to Agreement PW 12832 with Arthur M. Gensler and Associates, Inc., to validate and confirm the current program and equipment requirements and provide design services for the County Data Center Project for a \$630,031 not-to-exceed fee to be funded within the current Board-approved project budget of \$110,000,000 and to establish the effective date following Board approval.

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

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Fifth District

"To Enrich Lives Through Effective And Caring Service"

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PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended supplemental agreement will allow Gensler to validate and confirm the current program and equipment requirements, and provide design services to incorporate DHS, DMH, and DPH into the County Data Center Project.

In December 2006, your Board approved the County Data Center Project, located on the Rancho Los Amigos South Campus in the City of Downey. The proposed facility will house critical data systems that are currently located in the existing County Data Center as well as data systems for the Public Library, Public Social Services, Probation Department, Assessor, Department of Public Works (Public Works), Registrar-Recorder/County Clerk, and Treasurer and Tax Collector.

At the time of your Board's prior approval in 2006, DHS, DMH, and DPH preferred to continue their individual departments' data systems at their current locations and choose not to participate in the County Data Center Project.

Since that time, each of these three departments has experienced recurring equipment failures and power outages. The cooling and power infrastructure at their existing data center facilities does not have sufficient capacity to sustain current requirements and mission critical operations in a reliable manner. Options to address the emergency infrastructure situation have been explored and are either cost prohibitive (such as with upgrading the existing facilities), or do not fulfill a long-term solution (such as with leasing an existing data center). The County Data Center Project can be designed and constructed to allow for sufficient capacity to address the three departments' current and future needs.

The three health departments' administrative staff will be housed in a new 27,000 square foot Annex Building. This building will be designed and constructed adjacent to the County Data Center building. As part of the design effort, Gensler will also redesign the County Data Center raised floor area to include the current and future equipment requirements of these departments.

The recommended action will authorize the Director of Public Works to execute a supplemental agreement with Gensler to provide detailed program and equipment requirements and design services to incorporate the three health departments into the County Data Center Project. It is anticipated that the design scoping documents will be completed in June 2010 and a request for your Board's approval to award of a design build contract in December 2010.

Sustainable Design Program

The project supports your Board's Sustainable Design Program by implementing design features that will allow for application for a silver level certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program. The project will use water-efficient fixtures and will implement the use of drought tolerant landscaping to reduce the amount of potable water consumed.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) by promoting sound, prudent, and transparent short- and long-range fiscal practices that help ensure maintenance of critical, high-priority County public services; streamline and improve administrative operation and processes to achieve operational efficiencies and improve County services delivery; and promote sharing of information technology services that are cost-effective, reliable, accessible, and secure to achieve operational improvements and County business goals.

FISCAL IMPACT/FINANCING

On December 19, 2006, your Board approved a \$68,600,000 proposed total project budget. The revised project budget of \$110,000,000 incorporates the needs of DHS, DPH, and DMH into the County Data Center and provides for a separate Annex Building to house technical support staff. The recommended supplemental agreement with Gensler is for a \$630,031 not-to-exceed fee and will be funded within the current project budget. Sufficient appropriation is included in the Fiscal Year 2009-10 Capital Projects/Refurbishments Budget County Data Center Project (Capital Project No. 77416) to fund the supplemental agreement. The Project Schedule and Budget Summary are included in Attachment A.

The County Data Center Project will be initially funded with commercial paper proceeds and ultimately through the issuance of Build America Bonds which are authorized under the American Reinvestment and Recovery Act.

The Build America Bonds offer Federal reimbursement of 35 percent of the interest costs on the bonds. The par amount of each bond type to be issued will be based on market conditions and discussions with the Treasurer and Tax Collector.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard supplemental agreement, in the form previously approved by County Counsel, will be used.

Gensler is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program), and Chapter 2.203 (Contractor Employee Jury Service Program), and Chapter 2.206 (Defaulted Property Tax Reduction Program).

ENVIRONMENTAL DOCUMENTATION

The proposed activity is not a project pursuant to the California Environmental Quality Act (CEQA) because it is an activity that is excluded from the definition of a project by Section 15378(b) of the State CEQA Guidelines. The proposed actions are administrative activities of the government which will not result in direct or indirect changes to the environment.

We will return to your Board for approval of the appropriate environmental documentation as required under CEQA to request authorization to construct the proposed Data Center Project.

CONTRACTING PROCESS

On December 14, 2004, your Board authorized Agreement PW 12832 with Gensler to provide design services for the County Data Center Project for a \$4,564,500 not-to-exceed fee. Supplemental Agreement 1 issued under delegated authority reallocated \$74,450 from optional, performance-based design, that was no longer needed. On December 19, 2006, your Board approved Supplemental Agreement 2 for a \$1,278,310 not-to-exceed fee to provide additional design and construction administration services to incorporate the rehabilitation of the existing Power Building according to the Secretary of Interior's Standards, and made LEED certification part of the project. Supplemental Agreements 3 and 4 issued under delegated authority reallocated \$483,000 and \$448,920 not-to-exceed fees, respectively, to provide design and construction administration services to structurally upgrade and refurbish the existing smoke stack, water tower, and cooling tower to the Secretary of Interior's Standards.

Gensler agreed to validate and confirm the current program and equipment requirements and provide design services for a \$630,031 not-to-exceed fee. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work. The requested services are within the scope of the Request for Proposals for the proposed project.

IMPACT ON CURRENT SERVICES OR PROJECTS


There will be no negative impact on current County services or projects during the performance of the recommended services.

The Honorable Board of Supervisors
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CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; Department of Public Works, Project Management Division II; Department of Health Services; Department of Mental Health; Department of Public Health; and Internal Services Department.

Respectfully submitted,


for WILLIAM T FUJIOKA
Chief Executive Officer

WTF:GF:SK
DJT:DKM:zu

Attachment

- c: Executive Officer, Board of Supervisor
- Acting County Counsel
- Auditor-Controller
- Civic Arts Commission
- Department of Public Social Services (GAIN/GROW Program)
- Department of Public Works
- Office of Affirmative Action Compliance

December 8, 2009

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS:
COUNTY DATA CENTER PROJECT
APPROVE REVISED PROJECT BUDGET
AWARD SUPPLEMENTAL AGREEMENT
SPECS. 5499; C.P. 77416
(FOURTH DISTRICT) (3 VOTES)**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Project Program Program Acceptance	Completed
Scoping Documents	06/23/10
Design Build Procurement Award Contract	12/14/10
Construction Substantial Completion	10/14/13
Project Acceptance	08/18/14

Budget Category	Approved Budget	Impact of This Action	Revised Budget
Land Acquisition			
Construction			
Job Order Contracts			
Construction Contract	\$48,898,577	\$31,294,029	\$ 80,192,606
Bid Contingency			
Change Orders	\$ 5,386,613	\$ 2,632,647	\$ 8,019,260
Departmental Crafts			
Youth Employment			
Equipment	\$ 956,000	\$ (956,000)	\$ -
Construction Consultants			
Misc. Expense			
Gordian Group			
Civic Arts			
Subtotal	\$55,241,190	\$32,970,676	\$ 88,211,866
Programming/Development			
Plans and Specifications	\$ 5,842,810	\$ 630,031	\$ 6,472,841
Consultant Services			
Deputy Inspection	\$ 583,200	\$ 500,000	\$ 1,083,200
Site Planning			
Hazardous Materials			
Geotech/Soils Test	\$ 245,200	\$ 300,000	\$ 545,200
Material Testing			
Cost Estimating			
Topographic Surveys			
Construction Management	\$ 841,600	\$ 2,091,293	\$ 2,932,893
Construction Administration			
Environmental			
Move Management			
Equipment Planning			
Legal			
Contract/Change Order			
Other			
Subtotal	\$ 1,670,000	\$ 2,891,293	\$ 4,561,293
Consultant Services			
Miscellaneous Expenditures	\$ 71,000	\$ 80,000	\$ 151,000
Printing	\$ 75,000	\$ 175,000	\$ 250,000

Jurisdictional Review/Plan Check/Permit			
Regional Planning	\$ 5,000	\$ -	\$ 5,000
Fire Department	\$ 17,000	\$ 30,000	\$ 47,000
Health Department			
Air Quality Management District (AQMD)	\$ 5,000	\$ 20,000	\$ 25,000
State Water Resources Board	\$ 2,000	\$ 8,000	\$ 10,000
Material Engineering			
Land Development Support Services			
Building and Safety Plan Check	\$ 170,000	\$ 275,000	\$ 445,000
Subtotal	\$ 199,000	\$ 333,000	\$ 532,000
County Services			
Code Compliance & Quality Control Inspections	\$ 1,030,000	\$ 975,000	\$ 2,005,000
Design Review	\$ 121,000	\$ -	\$ 121,000
Design Services			
Contract Administration	\$ 250,000	\$ 100,000	\$ 350,000
Project Management	\$ 3,000,000	\$ 3,245,000	\$ 6,245,000
Project Management Support Services			
ISD Job Order Contract Management			
DPW Job Order Contract Management			
ISD ITS Communications			
Project Security			
Project Technical Support			
County Counsel			
Other			
Consultant Contract Recovery			
Design Services			
Subtotal	\$ 4,401,000	\$ 4,320,000	\$ 8,721,000
Prior Expenditures	\$ 1,100,000	\$ -	\$ 1,100,000
Total	\$68,600,000	\$41,400,000	\$110,000,000